



TO LET



28 Winchcombe Street

Self-contained retail premises situated in the heart of Cheltenham Town Centre. Potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property is situated in the heart of the town centre on the West side of Winchcombe Street just south of its junction with Albion Street in an area favoured by retailers including, TSB Bank, Halifax, William Hill, A Plan Insurance and a large number of independent retailers.

Description

The property comprises a 4 storey mid terraced retail premises of masonry construction with smooth rendered painted elevations and a full width glazed ground floor retail frontage abutting Winchcombe Street. Currently the windows within the premises are a mixture of single and double glazed windows.

Property	Size m2	Size ft2
Retail Sales Area	64.05	689
First floor	55.85	601
Lower ground floor	35.05	377
Total	154.95	1,667

The main roof is of pitch construction with slated coverings set back behind a front parapet wall. There is also a flat roof to the rear. Internally, the accommodation comprises a retail sales area which runs the full depth of the ground floor with a disabled WC located behind the staircase. The staircase is situated at the left hand side of the shop providing access to the first and lower ground floors.

Currently the first floor provides an open plan retail / storage area with a separate WC. The lower ground floor provides further storage space or could alternatively be used as a staff room.

Generally the property has emulsion painted plaster walls with suspended ceilings. LED lighting is installed throughout. The ground floor benefits from new laminate floors. I understand that electricity and water supplies are connected to the property.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £14,750.

EPC

An EPC is being prepared.





28 Winchcombe Street

Planning

The property has been used for general retail which falls within Class E (formerly Class A1) of the Use Classes Order 1987.

Terms

Available by way of a new lease for a term of years to be agreed.

Rent

£20,000 p.a. + VAT

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

Legal Cost

Each party to bear their own costs incurred in the transaction.





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

